

048.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

705,400 / 705,400

705,400 / 705,400

705,400 / 705,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EISENHARDT CHARLES L-ETAL	
Owner 2: HINDLEY BARBARA A	
Owner 3:	

Street 1: 6 MYSTIC LAKE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,043 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4043		Sq. Ft.	Site		0	80.	1.34	1									433,031						433,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4043.000	272,400		433,000	705,400			
Total Card		0.093	272,400		433,000	705,400	Entered Lot Size		
Total Parcel		0.093	272,400		433,000	705,400	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	521.75	/Parcel: 521.7	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	272,400	0	4,043.	433,000	705,400	705,400 Year End Roll
2019	101	FV	221,700	0	4,043.	460,100	681,800	681,800 Year End Roll
2018	101	FV	221,700	0	4,043.	335,600	557,300	557,300 Year End Roll
2017	101	FV	221,700	0	4,043.	292,300	514,000	514,000 Year End Roll
2016	101	FV	221,700	0	4,043.	249,000	470,700	470,700 Year End
2015	101	FV	216,100	0	4,043.	243,600	459,700	459,700 Year End Roll
2014	101	FV	216,100	0	4,043.	200,300	416,400	416,400 Year End Roll
2013	101	FV	216,100	0	4,043.	190,500	406,600	406,600

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		1053-11		1/1/1989		201,000	No	No	Y	

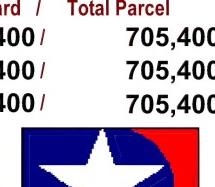
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2011	1114	Re-Roof	6,350					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
4/15/2000	Inspected	264	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/18/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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**USER DEFINED**

Prior Id # 1:	33993
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:08:51
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/09/19	10:59:12
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	VIEW, OF=SINK IN BMT.								6	8										
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: 1	Rating:									5	FFL (30)	5	OSP (48)								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW		3/4 Bath: 1	Rating: Fair									9		26	5								
View / Desir:				A 3QBth: 1	Rating:									16											
GENERAL INFORMATION				1/2 Bath: 1	Rating:																				
Grade: C+ - Average (+)	Year Blt: 1929	Eff Yr Blt:		A HBth: 1	Rating:																				
Alt LUC:	Alt %:	Jurisdct:	Fact: .	OthrFix: 1	Rating: Fair																				
Const Mod:	Lump Sum Adj:			OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1																	
				Kits: 1	Rating: Average									Level	FY LR DR D K FR RR BR FB HB L O										
				A Kits: 1	Rating:									Other											
				Fpl: 1	Rating: Average									Upper											
				WSFlue: 1	Rating:									Lvl 2											
				CONDOS INFORMATION												Lvl 1									
																Lower									
																Totals	RMS: 6	BRs: 2	Baths: 1	HB					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Phys Cond: AV - Average	31. %	Functional: %	Economic: %	Special: %	Override: %	Exterior:	No Unit	RMS	BRs	FL											
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 31 %								Interior:	1	6	2												
Bsmnt Flr: 12 - Concrete	Subfloor:									Additions:															
Bsmnt Gar:	Electric: 3 - Typical									Kitchen:															
Insulation: 2 - Typical	Int vs Ext: S									Baths:															
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W									Plumbing:															
# Heat Sys: 1	% Heated: 100	% AC:								Electric:															
Solar HW: NO	Central Vac: NO									Heating:															
% Com Wall	% Sprinkled:									General:															
CALC SUMMARY				COMPARABLE SALES												SUB AREA									
				Basic \$ / SQ: 130.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Adj \$ / SQ: 175.482	Other Features: 64300	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:		Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL				
										LUC Factor: 1.00	Juris. Factor:		Before Depr: 193.03		Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
										Adj Total: 394744	Special Features: 0		Val/Su Net: 114.74												
										Depreciation: 122370	Final Total: 272400		Val/Su SzAd: 201.48												
										Deprecated Total: 272373					Net Sketched Area: 2,374	Total: 294,557									
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				048.0-0002-0010.0				IMAGE								
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													